

160.0

0003

0015.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
791,500 / 791,500  
791,500 / 791,500  
791,500 / 791,500

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		CLAREMONT AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: PLUMP JOHN M

Owner 2:

Owner 3:

Street 1: 56 NEHOIDEN RD

Street 2:

Twn/City: WABAN

St/Prov: MA Cntry Own Occ: N

Postal: 02468 Type:

## PREVIOUS OWNER

Owner 1: PLUMP JOHN M/ETAL -

Owner 2: SALTER JILL A -

Street 1: 112 CLAREMONT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1924, having primarily Wood Shingle Exterior and 1857 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	8									451,500						451,500	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							7500.000			336,100		3,900		451,500		791,500							
Total Card							0.172			336,100		3,900		451,500		791,500		Entered Lot Size					
Total Parcel							0.172			336,100		3,900		451,500		791,500		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		426.27		/Parcel: 426.27		Land Unit Type:							

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	336,100	3900	7,500.	451,500	791,500		Year end	12/23/2021
2021	101	FV	316,300	3900	7,500.	451,500	771,700		Year End Roll	12/10/2020
2020	101	FV	298,100	3900	7,500.	451,500	753,500	753,500	Year End Roll	12/18/2019
2019	101	FV	259,900	4000	7,500.	451,500	715,400	715,400	Year End Roll	1/3/2019
2018	101	FV	259,900	3100	7,500.	399,900	662,900	662,900	Year End Roll	12/20/2017
2017	101	FV	259,900	3100	7,500.	335,400	598,400	598,400	Year End Roll	1/3/2017
2016	101	FV	259,900	3100	7,500.	335,400	598,400	598,400	Year End	1/4/2016
2015	101	FV	229,500	3100	7,500.	290,300	522,900	522,900	Year End Roll	12/11/2014

Parcel ID 160.0-0003-0015.0

!12529!

## PRINT

Date	Time
12/30/21	15:01:44

## LAST REV

Date	Time
10/06/20	12:16:50

12529

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PLUMP JOHN M/ET	58280-152		1/13/2012	Convenience		1	No	No	
KNOX GRACE G	24806-322		8/25/1994		225,500	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2018	1913	Alterati	125,200	O				REPAIR FRONT PORCH
5/21/1999	294	Manual	2,943					REROOF
5/17/1999	276	Manual	5,275					REMODEL KITCHEN
8/5/1996	374		5,000					

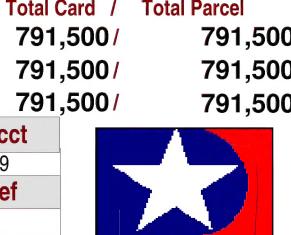
## ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2020	Left Notice	DGM	D Mann
9/23/2020	Permit Visit	DGM	D Mann
10/28/2019	Mail Update	MM	Mary M
6/8/2018	MEAS&NOTICE	BS	Barbara S
11/22/2008	Meas/Inspect	294	PATRIOT
12/3/1999	Meas/Inspect	256	PATRIOT
7/14/1993		TH	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 97 - Tudor	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath: 1	Rating: Good	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	PDAS.		
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:													
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE		Kits: 1	Rating: Good	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:							
View / Desir:				Location:		Total Units:												
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>										
Grade: C+ - Average (+)	Year Blt: 1924	Eff Yr Blt:		Kits:	Rating: Good	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units 1								
Alt LUC:		Alt %:		Fpl:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Jurisdct:		Fact: .		WSFlue:	Rating:			Other										
Const Mod:								Upper										
Lump Sum Adj:								Lvl 2										
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				Lvl 1										
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	%	Location:		Total Units:		Lower										
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Floor:				Totals	RMs: 8	BRs: 4	Baths: 1	HB						
Override:				% Own:														
<b>DEPRECIATION</b>				<b>REMODELING</b>														
Phys Cond: AV - Average	31. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL										
Economic:	%	Special:	%	Interior:	1	8	4											
		Override:	%	Additions:														
				Kitchen:														
				Baths:														
				Plumbing:														
				Electric:														
				Heating:														
				General:														
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				Totals	1	8	4							
Basic \$ / SQ: 135.00	Size Adj.: 1.21548891	Const Adj.: 0.99989998	Adj \$ / SQ: 164.075	Rate	Parcel ID	Typ	Date	Sale Price										
Other Features: 90000	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val												
LUC Factor: 1.00	Adj Total: 487055	Depreciation: 150987	Deprecated Total: 336068	Juris. Factor:		Before Depr:	180.48											
				Special Features: 0		Val/Su Net:	117.81											
				Final Total: 336100		Val/Su SzAd	181.01											
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				PARCEL ID 160.0-0003-0015.0										<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	10X18	A	AV	1924	28.89	T	40	101			3,100		3,100	
19	Patio	D	Y	1	14X18	A	AV	2006	3.74	T	10.4	101			800		800	
More: N	Total Yard Items:	3,900	Total Special Features:						Total:						3,900			